111.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	618,100 / 618,100
					USE VALUE:	618,100 / 618,100
					ASSESSED:	618,100 / 618,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALLUM ULYSSES W & RACHEL P H
Owner 2:	
Owner 3:	
Street 1:	8 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUBIEL BRAD G -
Owner 2:	BRIGGS SARAH E -
Street 1:	8 BERKELEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,523 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 1626 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4523.000	229,100		389,000	618,100
Total Card	0.104	229,100		389,000	618,100
Total Parcel	0.104	229,100		389,000	618,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.14 | /Parcel: 380.1

Legal Description

User Acct 70835

GIS Ref

GIS Ref

Insp Date 11/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 111.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,100	0	4,523.	389,000	618,100	618,100	Year End Roll	12/18/2019
2019	101	FV	210,600	0	4,523.	383,400	594,000	594,000	Year End Roll	1/3/2019
2018	101	FV	210,600	0	4,523.	294,500	505,100	505,100	Year End Roll	12/20/2017
2017	101	FV	210,600	0	4,523.	277,800	488,400	488,400	Year End Roll	1/3/2017
2016	101	FV	210,600	0	4,523.	255,600	466,200	466,200	Year End	1/4/2016
2015	101	FV	185,200	0	4,523.	238,900	424,100	424,100	Year End Roll	12/11/2014
2014	101	FV	185,200	0	4,523.	220,100	405,300	405,300	Year End Roll	12/16/2013
2013	101	FV	170,200	0	4,523.	220,100	390,300	390,300		12/13/2012

!8653!

PRINT

Date	Time
12/10/20	23:12:08

LAST REV

Date	Time
02/19/19	12:11:45
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8653

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUBIEL BRAD G,	66312-372		10/30/2015	Mult Lots	427,000	No	No		
ANNIS DANIEL W	50441-361		12/7/2007	Portion-Asst	405,000	No	No		
MC NAMARA JAMES	30806-21		10/28/1999	Portion-Asst	220,000	No	No		
	9892-430		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2012	1009	Redo Kit	26,800					
7/31/2007	639	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
1/31/2013	Info Fm Prmt	BR	B Rossignol
2/27/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
2/3/2000	Measured	197	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70835
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4523		Sq. Ft.	Site		0	70.	1.23	6									388,984						389,000	

Total AC/HA:	0.10383	Total SF/SM:	4523	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	388,984	Spl Credit		Total:	389,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.29575646
Const Adj.:	0.99989998
Adj $ / SQ:	116.606
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311332
Depreciation:	82192
Depreciated Total:	229140

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

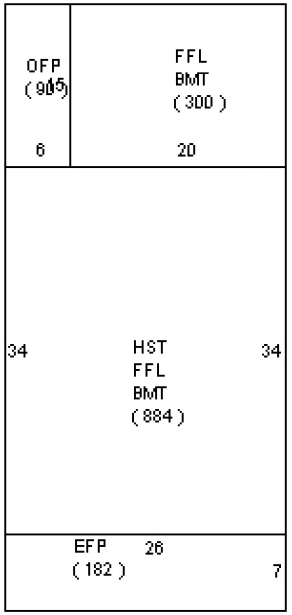
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	116.61
Special Features:	0	Val/Su Net:	74.33
Final Total:	229100	Val/Su SzAd	140.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,184	34.980	41,419
FFL	First Floor	1,184	116.610	138,062
HST	Half Story	442	116.610	51,540
EFP	Enclos Porch	182	42.180	7,677
OFP	Open Porch	90	34.830	3,135

Net Sketched Area:	3,082			Total:	241,833
Size Ad	1626	Gross Are	3524	FinArea	1626

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc